


July 12, 2010

FROM: JERRY BISHOP, Assistant Director   
Planning and Development Department

APPROVED BY

DEPARTMENT DIRECTOR

THROUGH: KEVIN FABINO, Planning Manager   
Secretary, Historic Preservation CommissionBY: KARANA HATTERSLEY-DRAYTON   
Historic Preservation Project ManagerSUBJECT: REVIEW AND MAKE FINDINGS ON A REQUEST BY THE PROPERTY OWNER TO  
RESCIND THE DESIGNATION OF THE NEWMAN HOME (HP#117, c1905)  
LOCATED AT 1743 L STREET AS A HISTORIC RESOURCE DUE TO LOSS OF  
INTEGRITY, PURSUANT TO FMC 12-1614 ,12-1608 and 12-1609.**RECOMMENDATION**

Staff recommends that the Commission recommend to the City Council that it rescind the listing of the Newman Home located at 1743 L Street on the Local Register of Historic Resources due to the loss of integrity, and health and safety concerns, pursuant to FMC Section 12-1614, Section 12-1608, and 12-1609.

**EXECUTIVE SUMMARY**

The property owner for the Newman Home, the Fresno Housing Authorities of the City and County of Fresno (HACCF), has requested that the Commission rescind the property's designation as a Historic Resource pursuant to FMC 12-1614. On September 18, 2009 the Newman Home suffered a devastating fire which resulted in a 70% loss, according to a report prepared on September 24, 2009 by the City of Fresno's Building and Safety Services Division (Exhibits A, B, C and D). The fire as well as the damage related to the continued intrusion of rainwater has led to a loss of integrity of the home to its period of significance. Of additional concern is that the building now poses a risk to public safety. Pursuant to FMC 12-1614 and 12-1609(b)(2), on July 2, 2010 a public notice regarding tonight's meeting was mailed to the property owner and published in the *Fresno Bee*. It is the staff opinion that the Newman Home no longer appears to meet the definition of a "Historic Resource" pursuant to FMC 12-1603(o) and therefore rescinding its listing on the Local Register of Historic Resources is appropriate.

**BACKGROUND**

The Newman Home was listed on the Local Register of Historic Resources by action of the Fresno City Council on March 4, 1980. The property is a (former) 2-story residence constructed prior to 1906. The once stately single family home was subdivided in 1948 to create three separate apartments but has been vacant for several years. The structure is currently uninhabitable.

On September 18, 2009 the Newman Home was burned in a devastating fire. A report prepared by the City's Building and Safety Services Division on September 24, 2009 estimated the loss at 70% including all electrical and plumbing infrastructure but noted that the home "can be rebuilt." The

owners of the property at the time of the fire, One By One Leadership Foundation, presented an "L Street Historic Preservation Plan" to the Historic Preservation Commission at its September 28, 2009 meeting.

The Plan called for a complete restoration of the Newman Home. Although the previous property owner submitted a proposal to the Historic Preservation Commission that included full restoration of the Newman Home, no repair or preservation work has occurred and the home has been further damaged over the winter by rainwater intrusion.

When by January 2010 no progress was forthcoming on these plans the Commission requested that the Code Enforcement Division of the Planning and Development Department take action to "require corrections of defects" in the Newman Home (as well as the Helm Home) as provided for in Section 12-1626 (c) of the Historic Preservation Ordinance. Subsequently, the Code Enforcement Division of the City of Fresno inspected the property and on February 25, 2010, issued a "Certificate of Existence of a Dangerous Building(s)". With the purchase of the Newman Home on March 30, 2010 by the Housing Authorities, a "Notice of New Owner Regarding Existing Notice and Order" was prepared and mailed to the new property owner (Exhibit E).

The Newman Home is a property in escrow with Granville Homes, Inc. Granville, in consultation with the Fresno Housing Authorities, commissioned a series of additional inspections and technical reports on the condition of the Newman Home. A report prepared on June 9, 2010 by Tony Seaton, contractor, indicated that the roof structure would need to be completely replaced and that damage to the second story was so severe as to require removal and reconstruction. Damage to the first floor was also "substantial." Mr. Seaton further noted that "This property poses a high risk of personal injury to anyone entering the structure because of its current structural instability" (Exhibit F/1). The home has remained open to the elements since the fire resulting in further damage from rainwater intrusion. A pest inspection dated June 14, 2010 noted fungus infection throughout the building (Exhibit F/2).

#### **FMC Section 12-1614: Amendment or Rescission of Designation**

As a designated historic property on Fresno's Local Register of Historic Resources, the Commission and the property owner must follow the same process that is required for designation to rescind the designation. FMC Section 12-1614 states, "The Historic Preservation Commission may amend or rescind any designation of an Historic Resource... in the same manner and procedure as was followed in the original designation. This action shall result from new information, the discovery of earlier misinformation or change of the original circumstances, conditions or factors which justified the designation of the Resource of District."

Pursuant to FMC 12-1607(a) properties eligible for the Local Register of Historic Resources must be at least fifty years old and possess integrity of location, design, setting, materials, workmanship, feeling and association and be historically significant under one or more criteria set forth in this subsection. The Newman Home was constructed prior to 1906 as it is depicted on the Sanborn Fire Insurance Map of that year, thus it is still over fifty years of age.

The concept of "Integrity" is not specifically defined in Fresno's Historic Preservation Ordinance but is implicitly based on the definition used by the National Park Service for the National Register of Historic Places: "the ability of a property to convey its significance. (...) The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance." The National Register Bulletin continues by noting that "a property will always possess several, and usually most, of the aspects" and that in assessing integrity one must determine whether the essential physical features are visible enough to

convey their significance" (*National Register Bulletin: How to Apply the National Register Criteria for Evaluation* 1998:44-45). Of the seven aspects of "integrity" (listed above) the Newman Home retains only one, that of location. The design of the home, its setting, materials, workmanship, feeling and association have been severely compromised due to the fire.

Integrity is particularly critical when a property is nominated to the Local Register for its architectural merit (Criterion iii) rather than its association with an event (Criterion i) or the lives of "persons significant in our past" (Criterion ii). The resolution by the Fresno City Council placing the Newman Home on the Local Register notes that the Newman Residence "represents a type of building which was once common but is now rare; " "exemplifies a particular architectural style and period important to the City" and is "essential to the historic character of the neighborhood" (Resolution 80-138 4 March 1980). Due to the fire and the subsequent winter rains, the Newman Home has lost its integrity and cannot convey its (former) architectural significance. The character defining façade dormer is no longer present and the remainder of the roof is largely missing, many windows are gone, walls are burned and collapsing, and the landscape (setting) which was evident when the property was first designated in 1980 is also now obliterated.

In February 2006 Urbana Preservation and Planning prepared an updated DPR form for the Newman Home (Exhibit B). This survey form assigned status codes of 5S1 and 3CD. As noted in the *OHP Technical Bulletin #8*, the codes are not fixed but are "broad indicators which, in most cases, serve as a starting place for further consideration and evaluations" (*Bulletin #8:5*). Status Code 5S1 refers to an individual property that is listed or designated locally. This code is still applicable to the Newman Home.

The status code 3CD refers to a property that "appears eligible as a contributor to a CR eligible district through a survey evaluation." This code is no longer applicable; the Newman Home has lost integrity to its period of significance due to the 2009 fire and cannot be counted as a contributor to a proposed district.

The question before the Commission is whether the Newman Home, in its current condition, still qualifies for listing on the Local Register of Historic Places. This question does not involve an evaluation of the costs associated with rehabilitating the Newman Home. However, the rehabilitation costs would be relevant if the Property owners of a designated historic resource sought a demolition or other building permit pursuant to Section 12-1617(h)(3) and (i) which allows for a consideration of "unreasonable economic hardship" to the owner. To illustrate the economic realities of restoring the Newman Home, the property owners have prepared a draft "Rehabilitation Budget" and have submitted it for the Commission's review (Exhibit G). The cost for stabilization, abatement of fungus, reconstruction and landscaping is estimated at \$485,030.00 or \$145 a square foot. The "After-Rehabilitation" value, using comparable figures for property sales in the neighborhood, is estimated at \$200,640.00, leaving a 59% gap. Section 12-1617(i)(4) of the Historic Preservation Ordinance states, "If the fair market value of the land, combined with the costs of rehabilitation, exceed the "after rehabilitation" value of the property by more than twenty percent, the Commission shall find that denial of the application will result in an unreasonable economic hardship to the owner."

In addition to loss of integrity from the fire (and water) and the economic viability of restoration (as discussed above) the building in its current state poses a risk to public health and safety as described in reports from both the City's Code Enforcement Division and the contractor. Although the property has been fenced, it is typical that a fence alone does not preclude entry into a vacant property by vagrants or even neighborhood children.

Based on the facts presented and observed through photos, site visits and various technical reports as attached, it is clear that there has been a significant change in the original circumstance from March

1980, when the Newman Home was placed on the Local Register (12-1614). It is the staff recommendation that the Commission approve the request by the property owner, Fresno Housing Authorities, to delist the Newman Home from the Local Register of Historic Resources.

Pursuant to FMC 12-1614, the same process used for listing a resource on the Local Register of Historic Resources must be followed for rescission of that designation. As such, the Commission's action shall be in the form of a recommendation to the City Council regarding whether the Newman Home's listing on the Local Register should be rescinded. Thereafter, pursuant to FMC 12-1613, at a noticed public hearing the Council shall consider the recommendation of the Commission and make a final decision regarding whether to rescind the designation.

### **California Environmental Quality Act (CEQA) Consideration**

The matter before the Commission is whether to recommend to the City Council rescinding the listing of the Newman Home on the Local Register of Historic Resources. Though rescinding the listing of the Newman Home may facilitate the possible future demolition of the Newman Home, the question of demolition is not before the Commission. Furthermore, though there have been discussions regarding a possible residential development project along L Street, the City is not aware of any specific plans for such a project and no entitlement applications for such a project on L Street has been submitted to the City's Development Services Division. As such, the future development along "L" street is speculative in nature. As such, there is insufficient information to provide meaningful information for environmental assessment.

Because it is listed on the Local Register of Historic Resources, the Newman Home currently fits within the definition of a presumptive historic resource for purposes of CEQA, pursuant to CEQA Guidelines, section 15064.5(a)(2). However, this presumption can be overcome if the preponderance of the evidence demonstrates that it is no longer historically or culturally significant.

As set forth above, the preponderance of the evidence establishes that the Newman home in its current "burned out" condition is no longer historically significant because it no longer possesses integrity of design, setting, materials, workmanship, feeling and association. As such, rescinding the listing on the Local Register of Historic Resources merely recognizes the fact that the Newman Home fails to qualify for continued listing on the Local Register and no longer falls within the definition of historic resource for purposes of CEQA.

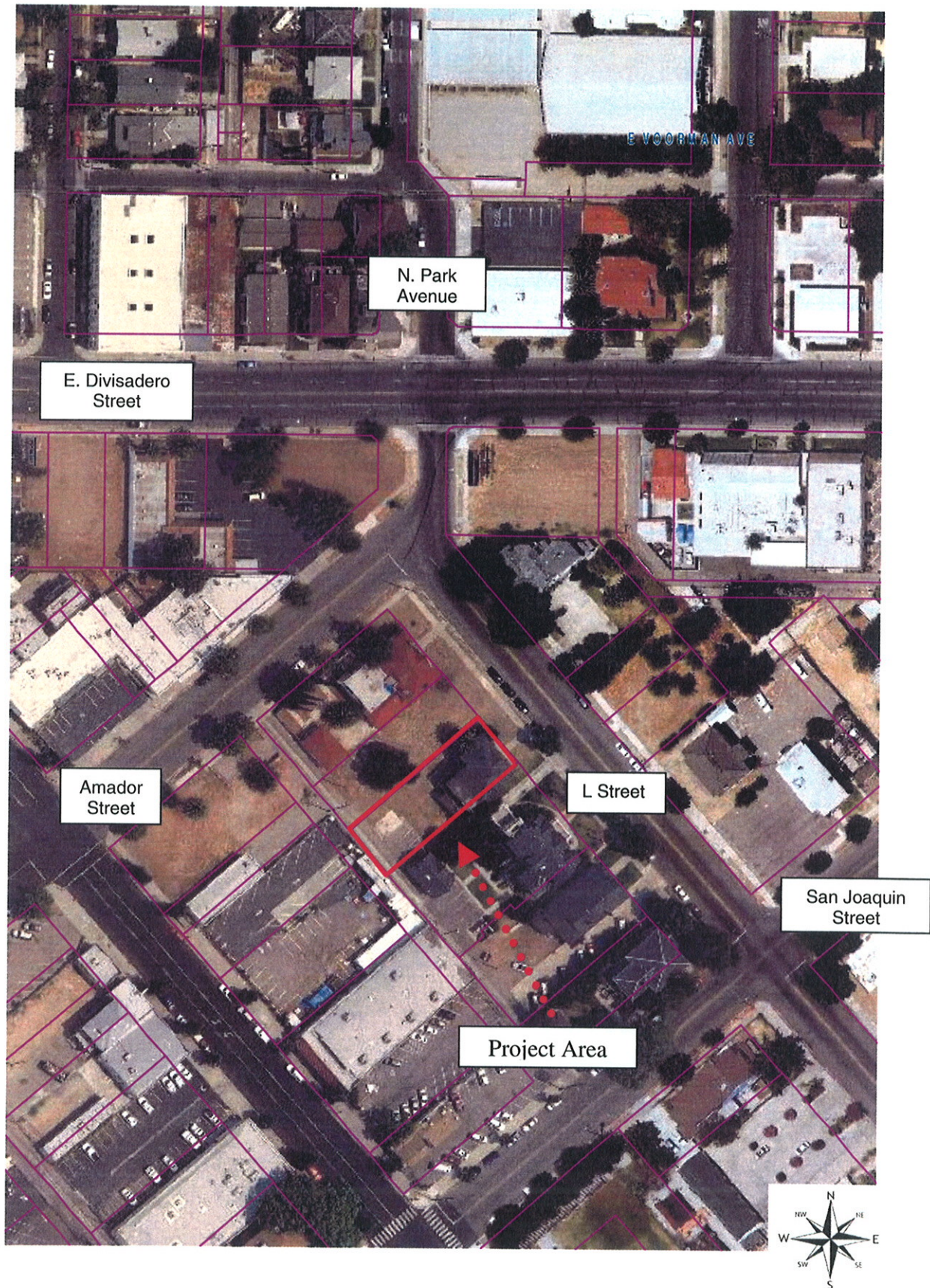
Finally, there is no substantial evidence in the record to support a finding of the Commission that this home qualifies as a Historic Resource for purposes of CEQA, pursuant to the discretionary authority to find a resource historically significant set forth in CEQA Guidelines, section 15064.5(a)(3). As set forth above, City staff has opined the because of its current condition, the Newman Home no longer meets the requirements for listing on the City's Local Register of Historic Resources.

The preponderance of the evidence establishes that the Newman Home is no longer historically or culturally significant and there is no substantial evidence in the record to support a Commission finding that the Newman Home qualifies as a Historic Resource pursuant to its discretionary authority. Since it is not a Historic Resource for purposes of CEQA, it is not considered part of the environment to be evaluated in determining if an action will have a substantial adverse change in the environment. Therefore, this request to rescind the designation of the Newman Home does not require any CEQA environmental review.



- Attachments:
- Exhibit A - Aerial View of the Newman Home, 1743 L Street.
  - Exhibit B - Updated Survey Form, Newman Home (HP# 117) Prepared by Urbana Preservation and Planning for the City of Fresno Planning and Development Department February 2006.
  - Exhibit C - Photos Depicting Damage from Fire and Water (2009-10).
  - Exhibit D - Building Damage Report For 1743 L Street Prepared September 24, 2010 by the City of Fresno's Building and Safety Services Division.
  - Exhibit E - Notice to New Owner Regarding Existing Notice and Order for 1743 Prepared by the City of Fresno Code Enforcement Division 20 April 2010.
  - Exhibit F - Inspection of 1743 L Street by Tony Seaton, Contractor (License #913224) and Pest Inspection Prepared by Mister Sprayman Pest Control 14 June 2010.
  - Exhibit G - Rehabilitation Budget for the Newman Home 16 June 2010.

Aerial Photograph (2008)  
Newman Home (HP#117, 1905)  
1743 L Street





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary#: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: N/A

Page 1 of 1 \*Resource Name or # (Assigned by recorder) 1743 L Street  
\*Recorded by: W. Jinsley & N. Purvis, Urbana Preservation & Planning, 248 3rd Street, #841, Oakland, CA 94607, 1518 Myrtle Avenue, San Diego, CA 92103  
\*Date recorded: February 2006

☐ Continuation ☒ Update

**PREVIOUSLY DOCUMENTED / EVALUATED PROPERTY UPDATE FORM**

Address: 1743 L Street APN: 466-132-03  
City of Fresno Arts-Culture Historic Property Survey Block #: 13 Year Built: 1910  
Exterior Condition: Fair Architectural Style: Colonial Revival / Shingle  
Previous Documentation Reference & Date: Fresno Historic Site #117, City of Fresno Council Resolution 80-138  
NR eligibility determination, City of Fresno Council Resolution No. 79-71  
California Register of Historical Resources Status Code (NRHP/CRHS): 5S1 / 3CD

**Current Photograph & Brief Property Description:**

Originally constructed in approximately 1910, this two-story dwelling is historically identified as the Newman Residence, and exhibits an eclectic mix of the Queen Anne (1880-1910), Shingle (1880-1900) and Colonial Revival (1880-1950s) styles. The home features a rectangular plan covered by a hipped and cross gable roof with wide eaves and a full length front porch that wraps around the north elevation and covered by a hipped roof. The base of the dwelling is shingle-clad with narrow clapboard siding for the upper wall sections. The porch exhibits the most features attributed to the shingle style, both in its expansiveness and material, as well as the curvature presented in the inverse arch form at the northeast corner. Other character-defining features include the tri-partite squared porch columns that are typically identified with the Queen Anne Free Classic subtype. The dwelling is currently unoccupied with all openings boarded over. Although the residence appears to be in fair material condition, it appears to retain a high degree of integrity and appears relatively unaltered.



**References:**

1. William Patnaude, Newman Residence — Historic Resources Inventory Form, June 1978.
2. City of Fresno Council Resolution No. 80-138.

**Attachments:**

William Patnaude, Newman Residence — Historic Resources Inventory Form, June 1978.

# HISTORIC RESOURCES INVENTORY

## IDENTIFICATION

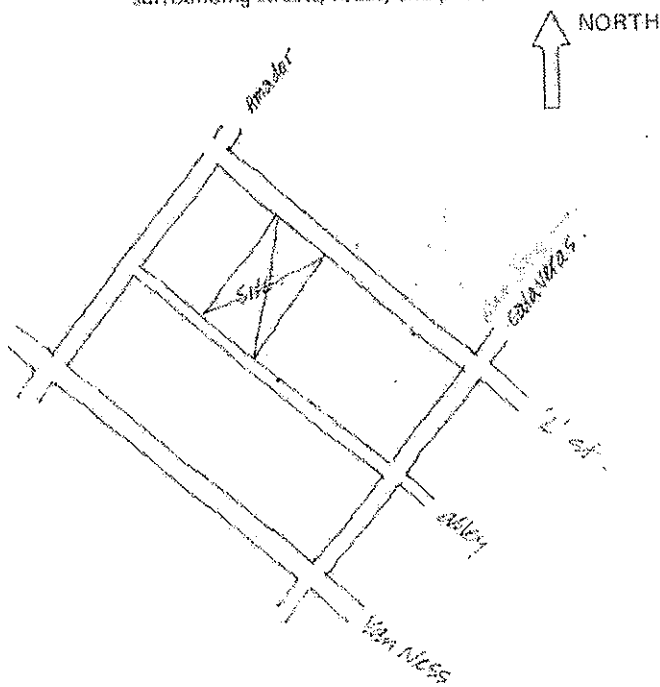
1. Common name: \_\_\_\_\_
2. Historic name, if known: Newman Residence
3. Street or rural address: 1743 'L' Street  
City: Fresno ZIP: 93721 County: Fresno
4. Present owner, if known: John Boque Address: 255 N. Fulton  
City: Fresno ZIP: 93701 Ownership is: Public ☐ Private ☒
5. Present Use: Multi-family Original Use: Private residence  
Other past uses: Apartments

## DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

Two story wood frame structure with hipped and gabled roof. Attached single story front porch with 3 square Doric type columns at ends and mid-point off center entrance. Additional entrance has been placed at south end of front porch with allen lean-to type structure attached to side of building. Drop siding and wood shingle siding. Wood shingle roof covered with asphalt shingles. Square panel motif in pedimented gable ends. Elements of many styles - simple classic revival with some 'prairie style' influences, but all handled very simply with minimal embellishment.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet): Frontage 50  
Depth 150  
or approx. acreage 0.17

9. Condition: (check one)

a. Excellent ☐ b. Good ☐ c. Fair ☐  
d. Deteriorated ☒ e. No longer in existence ☐

10. Is the feature a. Altered? ☒ b. Unaltered? ☐

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐  
c. Densely built-up ☒ d. Residential ☒  
e. Commercial ☒ f. Industrial ☐  
g. Other ☐

12. Threats to site:

a. None known ☐ b. Private development ☐  
c. Zoning ☐ d. Public Works project ☐  
e. Vandalism ☐ f. Other ☒ NEGLECT

13. Date(s) of enclosed photograph(s): March, 1979

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒  
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1911 This date is: a. Factual ☐ b. Estimated ☒
17. Architect (if known): Unknown
18. Builder (if known): Unknown
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐  
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

#### SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

*San Sebastian*  
This house is one of 5 contiguous structures on the same side of the street in the block bounded by Calaveras and Amador Streets. This is the only block of residences remaining intact from this period of Fresno construction. Although this structure is of no great significance in itself, as a part of this group, it is an important element from the early Fresno City structure.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐  
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐  
g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Pope Directories

Assessor's office

"Heritage Fresno - Homes & People" AAUW, 1975

23. Date form prepared: 3/31/79 By (name): William E. Patnaude, AIA  
Address: 1050 'S' St. City: Fresno, California ZIP: 93721  
Phone: (209) 486-8150 Organization: Allen Y. Lew & William E. Patnaude, Inc.

(State Use Only)



Neuman House  
4.23.2010





09/21/2009 10:33 am



































### BUILDING DAMAGE REPORT

☒ FIRE DAMAGE REPORT ☐ VEHICLE DAMAGE REPORT

DATE: 9/24/09 TIME: 904 OCC. GROUP: R USE: S.F.R.

ADDRESS: 1743 "L" St.

DESCRIPTION OF DAMAGE: MAJOR FIRE DAMAGE TO COMPLETE  
STRUCTURE. APPROX. 70% LOSS. CAN BE REBUILT. USED IN  
THE PAST AS A BOARDING HOUSE. APPEARS (4) UNITS

- ☒ 1. Building Permit Required: ☒ Yes ☐ No  
(Separate Plumbing and Electrical Permits may be required)
- ☒ 2. Plans Required: ☒ Yes ☐ No
- ☒ Floor Plan
  - ☒ Floor Framing Plan (1<sup>st</sup> floor / 2<sup>nd</sup> floor)
  - ☐ Truss Roof Framing Plan and Truss Drawings/Calculations
  - ☒ Roof Framing - Conventional
  - ☐ Structural Calculations
  - ☐ Handicap Upgrades:
  - ☒ Other: ELECTRICAL, MECHANICAL
- ☒ 3. Roof Construction:  
Replace and/or repair damaged members and materials
- ☒ Roof Rafters
  - ☐ Roof Trusses
  - ☒ Roof Sheathing
  - ☒ Beams
  - ☒ Purlins/Braces
  - ☐ Draft Stop
  - ☒ Attic Vents
  - ☐ Other:
  - ☒ Roofing: ☐ May Remain ☒ To be replaced (Type) COMP. SHINGLES
- NOTE: Separate Roofing Permit required if roofing is to be installed beyond the damaged area
- ☒ 4. Wall and/or Ceiling Construction:  
Replace and/or repair damaged members and materials
- ☒ Studs
  - ☒ Sole Plates
  - ☒ Top Plates
  - ☒ Columns/Post
  - ☒ Ceiling Joist
  - ☐ Insulation
  - ☒ Exterior Wall Finish HORIZONTAL LAP SIDING / WOOD SHINGLES
  - ☒ Sheetrock
  - ☐ Sound Transmission
  - ☐ Shear Walls
  - ☐ Other:

X

5.

Floor Construction:

Replace and/or repair damaged members and materials

- ☒ Floor Joist \_\_\_\_\_
- ☒ Beams \_\_\_\_\_
- ☒ Girders \_\_\_\_\_
- ☒ Floor Sheathing \_\_\_\_\_
- ☒ Foundation Vents \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

X

6.

Finish Material:

Replace and/or repair damaged material

- ☒ Shower Doors \_\_\_\_\_
- ☒ Windows \_\_\_\_\_
- ☒ Doors \_\_\_\_\_
- ☒ Handrails \_\_\_\_\_
- ☐ Guardrails \_\_\_\_\_
- ☒ Stairs \_\_\_\_\_
- ☒ Cabinets \_\_\_\_\_
- ☒ Range Hood \_\_\_\_\_
- ☒ Smoke Detectors (HARD WIRED)
- ☒ Address Numbers \_\_\_\_\_
- ☒ Fire Place \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

X

7.

Fire-Resistive Construction:

- ☐ Occupancy Separation \_\_\_\_\_
- ☐ Area Separation Wall \_\_\_\_\_
- ☒ Tenant Separation \_\_\_\_\_
- ☐ Doors \_\_\_\_\_
- ☐ Other: \_\_\_\_\_

□

8.

Illegal Addition/Alterations:

Description: \_\_\_\_\_  
\_\_\_\_\_

- ☐ Remove Structure or Alteration
- ☐ Submit complete plans and obtain required permits

□

9.

Additional Requirements:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Inspector's Signature

9-25-09  
Date



**ELECTRICAL DAMAGE REPORT**

☒ FIRE DAMAGE REPORT    ☐ VEHICLE DAMAGE REPORT  
DATE: 9/24/09    TIME: 9<sup>04</sup>    OCC. GROUP: R    USE: I.F.R.  
ADDRESS: 1743 "L" St.

Type of Building:    ☐ Commercial  
                          ☒ Single Family  
                          ☐ Apartments

- ☐ A survey of the electrical system revealed no damage, or other electrical requirements.

**ELECTRICAL REQUIREMENTS**

- ☒ 1. Electrical plans and specifications for review and approval are required prior to any remodeling or rehabilitation.
- ☒ 2. Obtain required permits and inspections. \_\_\_\_\_
- ☒ 3. A complete rewire is required. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ 4. Replace all damaged conduit, conductors, fixtures, receptacles, switches, devices in the following areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ 5. Replace the following damaged equipment and/or appliances:
- |                                  |                                     |  |                                |
|----------------------------------|-------------------------------------|--|--------------------------------|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Range      | <input type="checkbox"/> Dishwasher            | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Oven    | <input type="checkbox"/> Range Hood | <input type="checkbox"/> A/C Heating Equipment | <input type="checkbox"/> _____ |
- ☐ 6. Replace or clean all smoke-damaged electrical devices, fixtures and equipment.

# ELECTRICAL PERMIT WORKSHEET

PROJECT ADDRESS 1743 "L" ST.

INSPECTION REQUEST  
209-498-1387  
FAX 498-4357

## PROPOSED USE

- ☐ COMMERCIAL  
☐ MULTI FAMILY  
☒ SINGLE FAMILY  
☐ NEW BUILDING  
☐ ADDITION  
☐ ALTERATION  
☐ REPAIR  
☐ DEMOLITION  
☐ RELOCATION  
☐ SPRINKLER SYSTEM  
☐ TENANT IMPROVEMENT  
☐ NOTICE & ORDER  
☐ BLDG MAINTENANCE  
☐ PERMIT RENEWAL  
☒ FIRE REPORT  
☐ H C D  
☐ CODE COMPLIANCE

- ☐ MAIL IN  
☐ PHONE IN  
☐ DROP IN

WORKERS COMP \$7.40  
 NEW  
 ALTERATION  
 COUNTER FEE \$20.00  
 HANDLING FEE \$30.50  
 INVESTIGATION FEE  
 SUBTOTAL

TOTAL

## FEES SUBJECT TO CHANGE

OUTLETS (Receipts, Switches, Fixture)			APPLIANCES		
1st 10 outlets or portion	24.20		Residential Each	13.50	
Additional outlets, ea.	1.75		Commercial Each	39.00	
FIXTURES			Commercial Cases Each	24.20	
1st 10 fixtures or portion	24.20		SIGNS / GAS TUBE LIGHTING		
Additional fixtures, ea.	1.75		Gas tube light	26.30	
Fixture on Pole ea. pole	18.00		Alteration Existing Sign	26.30	
BRANCH CIRCUITS (PER PANEL)			Time Clock	18.00	
1-16	24.20		MISCELLANEOUS		
17-42	43.00		Sprinkler Time Clock	26.30	
Power ducts for ea. 50 AMPS	3.70		Solar	26.30	
SERVICE (including 1 meter) & SUBFEEDERS			Welder/X-ray Dental Units	30.50	
Not over 100 amps.	18.00		Welder/X-ray Outlets ea.	18.00	
101 amps to 200 amps.	24.20		Factory Wired Panel/Unit	48.00	
201 amps to 400 amps.	77.00		Power Pole	71.00	
401 amps to 600 amps.	123.00		UFER Ground	39.00	
601 amps to 1200 amps.	159.00				
Over 1200 amps.	235.00				
Ea. additional meter	13.60				
Services over 600 volts	280.00				
SWITCHBOARDS (Other than Service Sec.)					
First Section (MCC ETC.)	118.00				
Additional Section, ea.	71.00				
Over 600 Volts Section	235.00				
Additional Section ea.	90.00				
TRANSFORMERS (KILOVOLT AMPERS KVA)					
0-15 KVA	30.50				
15.1-100 KVA	105.00				
Over 100 KVA	185.00				
MOTORS					
Not over 1 HP ea	12.50		NEW CONST. X	.80	
1.1 HP - 5 HP	24.20		SUBTOTAL		
5.1 HP - 30 HP	33.00		NEW RESIDENTIAL		
30.1 - 50 HP	49.00		Single Family \$.0630 per SF		
Over 50 HP	83.00		Multi Family \$.1051 per SF		
			MINIMUM PERMIT FEE	\$21.00	
SUB-TOTAL			SUB-TOTAL		

IT IS THE MISSION OF THE DEVELOPMENT DEPARTMENT OF THE CITY OF FRESNO TO GUIDE AND ASSIST CUSTOMERS AND THE GENERAL PUBLIC TO MEET OR EXCEED COMMUNITY STANDARDS FOR LIFE SAFETY, ECONOMIC VIABILITY, AND QUALITY OF LIFE BY IMPLEMENTING TIMELY, EFFECTIVE, AND EFFICIENT PROGRAMS TO.

- ENGAGE IN COMPREHENSIVE AND CURRENT PLANNING ACTIVITIES TO SHAPE THE COURSE OF LAND DEVELOPMENT AND LAND USES IN THE COMMUNITY.
- ACHIEVE COMPLIANCE WITH STATE AND LOCAL LAWS REGARDING CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF BUILDING SYSTEMS.
- ENHANCE THE QUALITY OF HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY THROUGH ABATEMENT OF SUBSTANDARD HOUSING, DANGEROUS BUILDINGS, IMPROPER LAND USES, PUBLIC NUISANCES AND OTHER CODE VIOLATIONS.

City of



PLANNING AND DEVELOPMENT DEPARTMENT  
BUILDING AND SAFETY SERVICES DIVISION

2600 Fresno Street, Third Floor  
Fresno, California 93721-3604  
(559) 621-8082 FAX (559) 498-4357

### PLUMBING AND MECHANICAL DAMAGE REPORT

☒ FIRE DAMAGE REPORT    ☐ VEHICLE DAMAGE REPORT  
DATE: 9/24/09 TIME: 9:04 OCC. GROUP: R USE: S.F.R.  
ADDRESS: 1743 L St

Type of Building:    ☐ Commercial  
                              ☒ Single Family  
                              ☐ Apartments

☐ No Plumbing or Mechanical damage was observed at the above address due to a Fire or Vehicle Damage.

Inspection by the Plumbing and Mechanical Section revealed the following listed violations at the subject address due to fire or vehicle damage.

- ☐ 1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☒ 2. Due to the extent of the damage (very severe) Plans and Specifications are required to be submitted to the City of Fresno.
- \*P ☒ 3. All of the plumbing, waste, vent, water and gas pipes that are damaged shall be reinstalled with approved sizes and tested. The items marked have been determined to be damaged and needs to be repaired or replaced. They must be tested and inspected for approval.
- ☒ Waste pipe  
☒ Vents  
☒ Water pipe  
☒ Gas pipe
- \*P ☒ 4. Before the gas meter is turned on, an air pressure test will be required on all of the gas piping within this building.

# PLUMBING PERMIT WORKSHEET

PROJECT ADDRESS

1743 "L" St.

INSPECTION REQUEST

559-621-8116

FAX 559-498-4357

## PROPOSED USE

- ☐ COMMERCIAL  
☐ MULTI FAMILY  
☒ SINGLE FAMILY  
☐ NEW BUILDING  
☐ ADDITION  
☐ ALTERATION  
☐ REPAIR  
☐ DEMOLITION  
☐ RELOCATION  
☐ SPRINKLER SYSTEM  
☐ TENANT IMPROVEMENT  
☐ NOTICE & ORDER  
☐ BLDG MAINTENANCE  
☐ PERMIT RENEWAL  
☒ FIRE REPORT  
☐ H C D  
☐ CODE COMPLIANCE

- ☐ MAIL IN  
☐ PHONE IN  
☐ DROP IN

WORKERS COMP \$7.40

NEW

ALTERATION

COUNTER FEE \$20.00

HANDLING FEE \$30.50

INVESTIGATION FEE

SUBTOTAL

TOTAL

FEES SUBJECT TO CHANGE

NO.	ITEM	NO.	ITEM
	Automatic gas valve		Replace P. Trap
	Bar Sink		Septic Tank Fill
2	Bath Tub		Service Sink
	Catch Basin		Sewer Cap
	Cond. Drain (AC)		Sewer Ejector
	Cond. Drain (Cold Box)		Sewer Extension
	Dental Unit	4	Shower/Shower Pan
	Dishwasher		Soda Dispenser
	Drinking Fountain		Solar (ea. Collector)
	Evaporative Cooler		Steam Table
	Fire Hydrant		Swim Pool
	Floor Drain		Swim Pool/Spa Htr.
	Floor Sink	1	T&P Press Relief Valve
	Garbage Disposal		Trap Primer
✓	Gas Pipe-Air Test		Urinal
	Grease Trap		Vegetable Sink
✓	Hose Bibb	1	Washing Machine
	Ice Machine	4	Water Closet
	Industrial Interceptor		Water Heater
2	Kitchen Sink	✓	Water Pipe
	Laundry Tray		Water Softener
4	Lavatory		Water Well Cap
	Pot Sink		Other
	Other		Other
TOTAL UNITS X 9.50			
Backflow Preventor		11.50	
Building Sewer		30.50	
Septic Tank & Seepage Pit		44.00	
Ea. Manhole on Site		81.50	
Onsite sewer 6" & over per linear ft.		.95	
Onsite water 4"		.95	
Onsite storm 8"		.95	
Spk. 1st 5 valves, Comm. & Indust.		24.00	
Spk. over 5 valves - ea. valve		5.75	
Vacuum Breakers		11.50	
Roof Drains ea.		11.50	
Gas outlets - ea (min. 9.00)		3.20	
Onsite Fire Sprinkler or Hydrant main per linear ft.		.95	
Medical Gas Systems (Doctor's Offices)		78.00	
Medical Gas Systems (Hospitals) Manifold & 1st ten outlets		78.00 - 2.10 ea. add. outlet/valve	
Fire Suppression System on Comm. Hoods		78.00	
Other (Specify):			
Other (Specify):			
<b>SINGLE FAMILY DWELLING &amp; MULTI-FAM. UNITS, INCL. GAS &amp; WATER</b>			
Residential Lawn Sprinkler/Time Clock		28.50	
1 Bath		73.00	
2 Bath		90.00	
✓	3 Bath	110.00	
✓	Ea. additional bath per fixture	7.40	
MINIMUM PERMIT FEE		21.00	
		SUB-TOTAL PLUMBING	

IT IS THE MISSION OF THE DEVELOPMENT DEPARTMENT OF THE CITY OF FRESNO TO GUIDE AND ASSIST CUSTOMERS AND THE GENERAL PUBLIC TO MEET OR EXCEED COMMUNITY STANDARDS FOR LIFE SAFETY, ECONOMIC VIABILITY, AND QUALITY OF LIFE BY IMPLEMENTING TIMELY, EFFECTIVE, AND EFFICIENT PROGRAMS TO:

- ENGAGE IN COMPREHENSIVE AND CURRENT PLANNING ACTIVITIES TO SHAPE THE COURSE OF LAND DEVELOPMENT AND LAND USES IN THE COMMUNITY.
- ACHIEVE COMPLIANCE WITH STATE AND LOCAL LAWS REGARDING CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF BUILDING SYSTEMS.
- ENHANCE THE QUALITY OF HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY THROUGH ABATEMENT OF SUBSTANDARD HOUSING, DANGEROUS BUILDINGS, IMPROPER LAND USES, PUBLIC NUISANCES AND OTHER CODE VIOLATIONS.

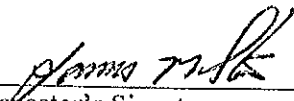
- \*P ☒ 5. Replace or repair the following plumbing fixtures:
- ☒ Kitchen sink
  - ☐ Dishwasher
  - ☒ Bathtub/shower
  - ☒ Water closet (toilet)
  - ☒ Lavatory (bathroom sink)
  - ☒ Water Heater
  - ☐ Gas Range
- ☒ 6. Clean all plumbing fixtures, due to smoke damage.
- \*P ☐ 7. Additional requirements: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Mechanical Requirements

- \*M ☒ 1. Install new heating and cooling equipment:
- ☐ A/C unit
  - ☐ Wall Furnace
  - ☐ Cooler
- \*M ☒ 2. Replace all fire damaged air conditioning and cooling duct.
- \*M ☐ 3. Clean all ducts and registers due to smoke damage.
- \*M ☒ 4. Replace the kitchen area mechanical ventilation fan/hood in the kitchen above the range.
- \*M ☒ 5. Replace the dryer duct. It shall be exhausted to the outside of the building with a backdraft damper installed.
- \*M ☐ 6. Additional requirements: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

\*P or \*M indicates permit required.

It shall be unlawful for any person to install, remove, alter, or replace any Plumbing or Mechanical system or part thereof without first obtaining a permit to do such work from the Administrative Authority. (Appendix Chapter 1 CPC 103.1.1, CMC 112.1)

  
Inspector's Signature

9-25-09  
Date



CODE ENFORCEMENT DIVISION  
2600 FRESNO STREET, ROOM 3070  
FRESNO, CA 93721  
(559) 621-8400, FAX (559) 488-1078  
www.fresno.gov/

**Call or Schedule an Appointment with:**  
Jesse J. Morrison  
(559) 621-8425  
Office Hours: 10am - noon

April 20, 2010

**MAILED BY CERTIFIED AND FIRST CLASS MAIL**

Housing Authority of the City of Fresno  
PO Box 11985  
Fresno, CA 93776

Dear Property Owner:

**SUBJECT: NOTICE TO NEW OWNER REGARDING EXISTING NOTICE AND ORDER**  
ADDRESS: 1743 L Street  
APN: 466-132-03  
CASE#: 09-00010230

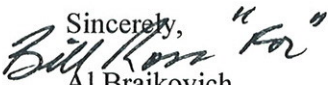
It has come to the attention of the Code Enforcement Division that you are the new owner of the subject property. The purpose of this letter is to bring to your attention the ongoing Code Enforcement action related to this property. On **February 1, 2010**, the Code Enforcement Division issued a Notice and Order to Repair or Demolish Dangerous Building to the previous owner. A Certificate of Existence of a Dangerous Building was recorded with the Fresno County Recorder's Office.

Enclosed is a copy of the original Certificate of Existence and Notice and Order. As the new owner, you are responsible for correcting all violations within the time frames identified in the Notice and Order. If you fail to correct the violations within the time specified in this Notice and Order, City staff may take action to permanently correct the violation. If the building official has determined that it is economically unfeasible to repair the building(s), the City will proceed to demolish the building(s) at the owner's expense. The following options are also available to staff: issuance of administrative citations with penalties commencing at \$200 per violation and initiating legal action.

A fee of \$100 per hour is being charged for the enforcement services required to correct the violations on your property. This fee includes inspections of the property, and administrative time used by staff to resolve this matter. These charges are in addition to any required permits or related fees necessary to correct the violation.

**NOTICE TO TAXPAYERS:** Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, the owner may lose certain deductions for interest, taxes, depreciation and/or amortization attributable to rental income derived from substandard housing.

Should you need additional time to correct these violations or have questions regarding the Notice and Order, please contact the above named inspector within ten (10) days of the date of this letter.

Sincerely,  
  
Al Brajkovich  
Housing Program Supervisor

ATTACHMENTS- Copy of Certificate of Existence and DBO Notice and Order

c: File  
Site Posting  
Karana Hattersley-Drayton- Project Manager- Historic Preservation (Personal Service)

JJM:jjm

RECORDING REQUESTED BY and  
for the benefit of the City of Fresno

AND WHEN RECORDED MAIL TO

Name City of Fresno  
Planning and Development Department  
Code Enforcement Division

Address 2600 Fresno Street, Rm. 3070

City & State Fresno CA 93721-3605



FRESNO County Recorder

Robert C. Werner

DOC- 2010-0028007

Tuesday, MAR 02, 2010 11:54:11

Ttl Pd \$0.00

Nbr-0003169685

DJG/R6/1-10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### CERTIFICATE OF EXISTENCE OF A DANGEROUS BUILDING(S)

Pursuant to the provisions of Article 4 of Chapter 11 of the Municipal Code of the City of Fresno, the undersigned Building Official of the City of Fresno hereby certifies as follows:

1. The premises located at **1743 L Street** situated in the City of Fresno, County of Fresno, State of California, particularly described as follows:

Assessor's Parcel Number: **466-132-03**  
Property Owner(s) **Fresno Leadership Foundation**

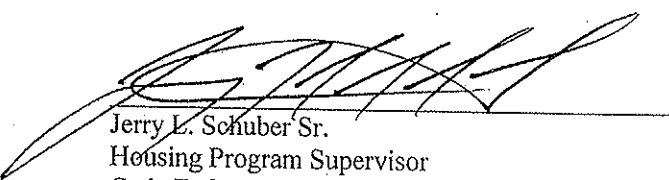
have been inspected and there exists on said premises, a building which is dangerous as defined by the Fresno Municipal Code.

2. The record owner has been so notified and ordered by a Notice and Order (copy attached) to submit all required documents for approval by **April 1, 2010**, obtain all required permits and commence repairs as soon as the foregoing documents are approved, but no later than **June 1, 2010**, and complete the repairs by **December 1, 2010**. The owner has the option of lawfully demolishing said building/structure by obtaining all required permits and commencing demolition by **April 1, 2010**, and completing demolition by **June 1, 2010**.
3. The owner has waived rights to an administrative hearing by failing to timely file an appeal.
4. Failure to meet the time deadlines will result in the City taking administrative action to demolish said building.
5. Subsequent purchasers/owners will be held to the times prescribed above.

DEVELOPMENT DEPARTMENT  
John M. Dugan, AICP, Director  
Building Official of the City of Fresno

Date 2-25-10

State of California )  
County of Fresno )

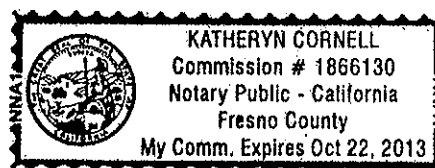
  
Jerry L. Schuber Sr.  
Housing Program Supervisor  
Code Enforcement Division

On February 25, 2010, before me, Katheryn Cornell, Notary Public, personally appeared Jerry L. Schuber Sr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Katheryn Cornell (Seal)





PLANNING AND DEVELOPMENT DEPARTMENT

CODE ENFORCEMENT DIVISION  
2600 FRESNO STREET, ROOM 3070  
FRESNO, CA 93721  
(559) 621-8400, FAX (559) 488-1078  
www.fresno.gov/

CASE #: 09-10230  
RE: 1743 L Street  
APN: 466-132-03

February 1, 2010

MAILED BY CERTIFIED AND FIRST CLASS MAIL

Fresno Leadership Foundation  
1727 L Street, # 101  
Fresno, CA 93721

**NOTICE AND ORDER**

**TO REPAIR OR DEMOLISH DANGEROUS BUILDING(S)**

**NOTICE:** The subject property has been inspected by staff and found to be in violation of the Fresno Municipal Code.

**VIOLATIONS AND CORRECTIVE ACTION REQUIRED:** Attached is a list of violations and corrective action required. We are requiring that all listed violations be corrected and completed within the time frame noted on attached Appendix "A". Staff will re-inspect the property to determine if corrections are in progress or have been completed.

**FAILURE TO COMPLY:** Failure to correct the violations within the time frame can result in any or all of the following actions:

1. Issue of administrative citations with penalties starting at \$200 per violation.
2. Administrative action by the City to permanently eliminate the violations at the owner's expense.
3. Request the City Attorney to institute legal action.

**APPEAL:** Any person entitled to service of this notice and order pursuant to Fresno Municipal Code Section 11-417 may file an appeal with the Building Official pursuant to Article 5 of Chapter 11 of the Fresno Municipal Code, provided the appeal is received by the Building Official within 15 days of the service of this Notice and Order. The Application for Appeal may be obtained from the Development Department and must be filed in writing with the secretary of the Building Commission located on the third floor of City Hall, 2600 Fresno Street, Room 3043, Fresno, CA 93721, (559) 621-8082. A non-refundable application fee of \$108.00 (payable to the City of Fresno), as set forth in the Master Fee Schedule of the City of Fresno, is also required and must be submitted with the appeal application. Failure to submit the required fee will result in invalidation of the appeal application. Please be advised that if the Notice and Order is upheld on appeal the City may recover enforcement costs including, but not limited to, costs incurred in investigating and defending the Notice and Order on appeal. Enforcement costs incurred by the City are recoverable even if the code violations(s) is corrected by the property owner and/or beneficiary of record.

**FEES:** A fee of \$100.00 per hour is being charged by this Department for the time spent on this case, including but not limited to inspections of the property and administrative time used by staff to resolve this matter. These charges will be in addition to any required permits or related fees necessary to correct the violations.

**NOTICE TO TAXPAYERS:** If the building is used or intended to be used for dwelling purposes, in accordance with sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year.

If you have any questions, please contact Jesse J. Morrison at (559) 621-8425 from 10 am- noon.

Sincerely,

Al Bratkovich  
Housing Program Supervisor  
JJM:jjm

- c: File  
Site Posting  
Central Valley Community Bank- Clovis, CA  
Central Valley Community Bank- Fresno, CA  
Fresno County Tax Collector  
Karana Hattersley-Drayton- Project Manager- Historic Preservation (Personal Service)



# APPENDIX "A" TO NOTICE AND ORDER

## REPAIR OR REHABILITATE DANGEROUS BUILDING(S)

Address: 1743 L Street  
APN: 466-132-03

Date: February 1, 2010  
Case: 09-10230

PLEASE BE AWARE THAT DURING THE REPUBLICATION PROCESS CITY NOTICES MAY CONTAIN INCORRECT FMC SECTION NUMBER REFERENCES BUT IT IS COUNCIL'S INTENT THAT THE REPUBLICATION WITHOUT SUBSTANTIVE CHANGE TO ANY LANGUAGE OF THE CODE IS A RESTATEMENT OF THE LAW AND WILL NOT/DOES NOT AFFECT THE OPERATION OF ITS PROVISION.

Pursuant to Chapter 11, Article 4 of the Fresno Municipal Code ("FMC"), an inspection of the building(s) was conducted and the following dangerous conditions and hazards were found as defined within said Article.

### Historical Record

Annex Date: 10/27/1885  
Zoning: C-4- Central Trading  
Occupancy: R-1  
Use: Residential (last known use)  
Type of Construction: Type V- (non-fire sprinklered)

This property is listed on the "Local Register of Historic Resources" and, as such, is also regulated by FMC Chapter 12 Article 16 (Historic Preservation Ordinance). Therefore, it is subject to the Historic Resource Permit Review Process as described in FMC Section 12-1617. et. seq.

### DWELLING

Mainly, this building is considered to be dangerous by reason of:

#### Building and Structural Defects

- \*B 1. Fire damaged front entry door, hardware and door frame in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair or replace as needed and install a threshold and weather stripping.
- \*B 2. Fire damaged rear exit door and door frame in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace door frame as needed and install approved door, threshold and weather stripping.
- \*B 3. Lack of landing and/or hazardous stairs at side and rear doors in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 1009.1 et. seq.; 3401.2 et. seq. Provide approved landing, the width and dimension of travel not less than the width the stairway served, and stairs with proper rise and run at all exterior doors. This also includes installation of approved stair rails, if applicable.
- \*B 4. Fire damaged and/or missing window frames throughout in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair or replace all damaged/missing window components.
- \*B 5. Broken or missing window glass throughout in violation of FMC 11-411.(a) (4, 5, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. Seq. Replace all broken or missing glass. Replacement of glass shall be as required for new installations.

APPENDIX "A" TO NOTICE AND ORDER

1743 L Street

Page 2 of 8

6. Fire damaged interior finished surfaces of the walls and ceilings in violation of FMC 11-411.(a) (4, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Clean, repair as necessary and repaint as needed.
- \*B 7. Fire damage to wall and ceiling framing in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace all damaged components as needed.
8. Fire damaged floor covering at the living room and bedrooms in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Install approved floor covering in a proper manner or sand and refinish the wood flooring in an approved manner.
9. Fire-damaged kitchen cabinets in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. Seq. Replace all damaged components as necessary and refinish as needed.
10. Fire damaged floor covering at the kitchen, utility room and bathroom in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Provide a moisture resistant floor covering after replacing any damaged sub-floor or structural members. A building permit is required for the repair or replacement of structural members.
11. Lack of approved smoke detectors in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 310.9.1.2, 3401.2 et. seq. Install an approved smoke detector in the hallway or area prior to the bedrooms and in each room used for sleeping purposes.
- \*B 12. Fire damaged roof covering in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Replace all damaged components as needed.
- \*B 13. Fire damaged roof structure (rafters and sheathing) in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.  
**Option:** Demolish the building in accordance with all applicable codes and regulations.
- \*B 14. Fire damaged and dilapidated exterior siding in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair and/or replace all damaged areas with approved materials in an approved manner.
- \*B 15. Fire damaged exterior walls in violation of FMC 11-411.(a) (4, 5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.  
**Option:** Demolish the building in accordance with all applicable codes and regulations.
- \*B 16. Fire damaged and lack of water-tight under-floor access in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Repair under-floor access in an approved manner including providing an approved water-tight cover.

APPENDIX "A" TO NOTICE AND ORDER

1743 L Street

Page 3 of 8

- \*B 17. Fire damaged and/or unapproved floor support system in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Submit plans to the Planning and Development Department for a floor support system, which also includes elimination of all wood to earth contact, for approval. Upon approval, obtain required permit and install a floor support system as approved to new construction standards.
- \*B 18. Fire damaged and/or deteriorated wood floor framing components at second floor in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.  
**Option:** Demolish the building in accordance with all applicable codes and regulations.
19. Lack of weather protection at exterior surfaces exposing them to weather damage in violation of FMC 11-411.(a) (9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Provide approved exterior weather protection on the entire structure (paint).
- \*B 20. Damaged stairs at basement in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 1009.1 et. seq.; 3401.2 et. seq. Repair stairs as needed.
- \*B 21. Deteriorated brick mortar at foundation in violation of FMC 11-411.(a).(5, 8, 9, 13); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
22. Lack of weather protection at exterior surfaces exposing them to weather damage in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Provide approved exterior weather protection on the entire structure (paint).
- \*B 23. Building alterations in that interior partitions have been constructed without required plans, permits and inspections in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115. Remove all alterations constructed without plans, permits and inspections and restore to the approved configuration.  
**Option:** Submit construction plans, prepared by a licensed architect/engineer, for all improvements to the Development Department for approval. CBC 105.3 et. seq. When such plans are approved, obtain required permits and inspections necessary to final all permits. This includes making any required alterations to comply with the requirements of the approved plans.
- \*B 24. Fire damaged structure in violation of FMC 11-411.(a) (3, 4, 5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 3401.2 et. seq. Obtain a fire report to determine the extent of damage attributable to the recent fire at the above referenced structure. Contact the Development Department/Building and Safety Division (621-8116) to schedule a fire report inspection. Submit plans and/or obtain permits as required by the Development Department Fire Report and comply with all requirements noted in fire report. These corrections shall be completed prior to the building being reoccupied. In the interim, the structure must be maintained vacant and secure.  
**Note:** This item is not required if you demolish the structure.

APPENDIX "A" TO NOTICE AND ORDER

1743 L Street

Page 4 of 8

Plumbing and Mechanical Defects

- \*P/M 1. Fire damaged heating system in violation of FMC 11-411.(a) (13, 15); 11-103; CBC 1204; CMC Appendix Chapter 1 §104.4; 109.0. Install heating facilities to serve the dwelling capable of maintaining a temperature of 68 degrees Fahrenheit to a height of three (3) feet above the floor throughout all habitable rooms.
- \*P 2. Fire damaged or missing water heater in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Install an approved hot water heater to provide hot water to plumbing fixtures that are normally supplied with hot water.  
\*P Water heater shall be installed to meet minimum California Plumbing Code requirements. CPC Chapters 5 & 6.
- \*P 3. Lack of backflow protection at hose bibs in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC 603.4.7. Install a listed non-removable hose bibb type backflow preventer or vacuum breaker at each hose bibb.
- \*P 4. Fire damaged or missing fixtures at bathrooms in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install approved fixtures in an approved manner to provide required sanitary facilities.
- \*P 5. Fire damaged or missing kitchen sink is missing in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install approved fixture in an approved manner.
- \*P/E 6. Lack of approved laundry facility in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install waste, vent and water supply lines in an approved manner to provide a laundry facility. When laundry facilities are provided, it will be required that a 3-wire receptacle, on a separate 20 amp circuit, be installed at the washer location.
- \*P 7. Fire damaged or missing waste and vent piping system in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Replace all damaged components with approved materials in an approved manner.
- \*P 8. Fire damaged or missing water piping system in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Replace all damaged components with approved materials in an approved manner.
- \*P 9. Fire damaged or missing gas piping system in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Replace all damaged components with approved materials in an approved manner.
- P 10. Alterations to the plumbing system without required plans, permits and inspections in that waste lines, vent lines, water lines and fixtures have been added without required plans, permits and inspections in violation of FMC 11-411.(a).(13); 11-105; CPC Appendix Chapter 1 §103.1 et. seq. Submit plans for these alterations, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete all requirements to finalize permits.

APPENDIX "A" TO NOTICE AND ORDER

1743 L Street

Page 5 of 8

- \*P/M 11. Fire damaged plumbing and/or mechanical systems in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Obtain a fire report to determine the extent of damage attributable to the recent fire at the above referenced structure. Contact the Development Department/Building and Safety Division (621-8116) to schedule a fire report inspection. Submit plans and/or obtain permits as required by the Development Department Fire Report and comply with all requirements noted in fire report. These corrections shall be completed prior to the building being reoccupied. In the interim, the structure must be maintained vacant and secure. **Note: This item is not required if you demolish the structure.**

**Electrical Defects**

- \*E 1. Fire damaged electrical equipment in violation of FMC 11-411.(a) (13, 15); 11-107; CBC Appendix Chapter 1 §§ 105, 113, 115; CEC 110.3; 110.12. Obtain required permit and install circuit system (complete re-wire), including fixtures, in an approved manner using approved materials.
- \*E 2. Fire damaged or missing main electrical service panel in violation of FMC 11-411.(a) (13, 15); 11-107; CBC Appendix Chapter 1 §§ 105, 113, 115; CEC 110.3; 110.12. Obtain required permit and install main electrical service panel in an approved manner using approved materials. Replacement to be of adequate size as calculated by CEC Article 230 Part V et. seq. Install supplemental ground as required by Article 250-50.
- \*E 3. Alterations to the electrical system without required plans, permits and inspections in that electrical equipment has been added or altered without required plans, permits and inspections in violation of FMC 11-411.(a). (13, 15); 11-100.400.088.1; CEC 110.2; 110.3. (a) (1-8), (b); 110.12. (a-c). Submit plans and specifications, including load calculations, prepared by a California licensed electrical engineer, for review and approval for all electrical alterations. Upon approval, obtain required permits and inspections necessary to final all permits. This includes providing required electrical equipment based on occupancy and use.
- \*E 4. Fire damaged electrical system in violation of FMC 11-411.(a) (13, 15); 11-107; CBC Appendix Chapter 1 §§ 105, 113, 115; CEC 110.3; 110.12. Obtain a fire report to determine the extent of damage attributable to the recent fire at the above referenced structure. Contact the Development Department/Building and Safety Division (621-8116) to schedule a fire report inspection. Submit plans and/or obtain permits as required by the Development Department Fire Report and comply with all requirements noted in fire report. These corrections shall be completed prior to the building being reoccupied. In the interim, the structure must be maintained vacant and secure. **Note: This item is not required if you demolish the structure.**

**General Requirements**

1. City records show that the building(s) at the premises was built before 1/1/1978. As such, pursuant to and as defined by H&S Code § 17920.10, testing for "lead hazards" shall be conducted by a DHS Certified Inspector/Assessor if there is existing deteriorated paint or paint that would be disturbed by the repairs or rehabilitation in excess of 2 square feet of interior paint, 20 square feet of exterior paint or ten percent of the surface area of the interior or exterior type of component with a small surface area (examples include window sills, baseboards, and trim). FMC 11-411.(a) (13); H&S § 17920.10. In addition, any lead abatement shall be done pursuant to, and in accordance with, California Code of Regulations Title 17, Division 1, Chapter 8, Article 16 § 36100 and H&S Code §§ 105250-105257. This includes following HUD/EPA recommended "Lead Safe Work Practices". **Note: This item not required if you choose to demolish the building(s).**
- 7

APPENDIX "A" TO NOTICE AND ORDER

1743 L Street

Page 6 of 8

2. Failure to maintain building(s) free from public nuisance violations to wit the building(s) is in a condition which constitutes a "blighted building" in violation of FMC 11-411.(a) (12, 13, 16, 17); 10-605(m). Remove all conditions which constitute a blighted building as described by the following FMC Section 10-603(c):

(c) "Blighted Building" means a vacant residential, commercial or industrial building and all yards surrounding the building that reduces the aesthetic appearance of its neighborhood, area or district, is offensive to the senses, or is detrimental to nearby property or property values. A blighted building includes a vacant building and the yards surrounding the building that are not being actively maintained, or actively monitored, or actively secured. To actively maintain, monitor, and secure a vacant building, the owner or his or her agent must comply with all sections of this article and do all of the following:

(i) Maintain all yards in compliance with any applicable development permits. If there are no applicable development permits, maintain all interior yards (those that are not visible to the general public) in a safe condition, including keeping all plant materials controlled to avoid overgrowth; maintain all exterior yards (those that are visible to the general public), including park strips, with landscaping, as defined in this section, installed and maintained in a trimmed, live and healthy condition;

(ii) Maintain the exterior of the building, including, but not limited to, paint and finishes, in good condition;

(iii) Remove all trash and debris within seventy-two (72) hours of their placement or abandonment on the property;

(iv) Maintain the building in continuing compliance with all applicable state and local codes and regulations and any applicable city issued permits; and

(v) Take all reasonable steps necessary to prevent criminal activity on the premises, including, but not limited to 10 [to- jjm], the use and sale of controlled substances, prostitution and criminal street gang activity; and

(vi) Secure the property, both structure and grounds, against trespassers, including maintaining all windows and doors with locks, replacing all broken doors or windows, and securing any other openings into the structure which are readily accessible to trespassers by boarding or such other means as shall be accepted by the Director. For purposes of securing the building, boarding-up windows and doors shall be a disfavored technique and may only be used when it is determined by the Director that no other reasonable alternative exists. When a building is boarded, the owner shall comply with the requirements of Section 13-100.1500\*, unless the Director requires alternative standards.

*\*CED Note: The correct Section reference should have been 13-1100.1500 which is now Section 11-335.*

(vii) Remove all graffiti on the property within forty-eight (48) hours of placement on the property.

APPENDIX "A" TO NOTICE AND ORDER

1743 L Street

Page 7 of 8

**SECTION 11-406. ABATEMENT OF DANGEROUS BUILDINGS.** All buildings or portions thereof which are determined after inspection by the Building Official or Fire Chief to be dangerous as defined in this article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, or demolition in accordance with the procedure specified in Section 11-418 of this article. (Added Ord. 97-70, § 2, eff. 1-4-98).

**SECTION 11-407. VIOLATIONS.** No person, firm, corporation, or other entity, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building, structure, or lot, or cause or permit the same to be done, contrary to, or in violation of any of the provisions of this article, and each day that any building or lot is used, occupied, or maintained contrary to or in violation of any provision of this article shall be deemed a separate offense. (Added Ord. 97-70, § 2, eff. 1-4-98).

**SECTION 11-408. BUILDING PERMIT.** No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining required permits and a separate building permit for each such building or structure from the Building Official in the manner and according to the conditions prescribed in this code. Time periods set forth in this article supersede all other time allotment ordinarily permitted under the provisions of the Fresno Building Code. (Added Ord. 97-70, § 2, eff. 1-4-98).

**SECTION 11-418. REPAIR, REHABILITATION, OR DEMOLITION.**

(a) The building shall be repaired in accordance with the current Fresno Building Code or other current code applicable to the type of dangerous conditions requiring repair; or

(b) The building shall be demolished at the option of the building owner; or

(c) If the building or structure is vacant and does not constitute an imminent danger to life, limb, property or safety, it shall be boarded and temporarily secured against entry pursuant to Section 11-422 of this article.

(d) The building or structure may be posted with a placard(s) by the Fire Chief for the purpose of notifying Fire Department personnel of any potential dangers posed by the building or structure or any other requirements, restrictions or limitations for safely fighting a fire involving the building or structure. (Added Ord. 97-70, § 2, eff. 1-4-98; Am. Ord. 2001-133, § 1, eff. 1-18-05).

**SECTION 11-421. EXTENSION OF TIME.**

(a) The Building Official shall have the discretionary power, to grant an extension of time to comply with the Notice and Order upon receipt of the following: (1) an application from a person required to conform to a Notice and Order and (2) a written agreement binding such person to comply with said order. The extension of time shall be granted in 30-day increments not exceed an additional one hundred eighty (180) days within which to complete said repair or rehabilitation. Such extension may be granted if the Building Official determines that said action will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, or rehabilitation of the premises and will not in any way affect or extend the time to appeal any Notice and Order. (Added Ord. 97-70, § 2, eff. 1-4-98).

The Building Official has determined, per Section 11-414.(a)(3)(ii), that it is economically infeasible to repair or rehabilitate the building(s) in violation. Failure to repair or demolish within the time noted may result in the City taking action to demolish the building(s) at your expense. The property owner has the option of repairing or demolishing the building(s) pursuant to Section 11-418.

Should you decide to repair the building(s), the repairs shall meet the requirements for new building(s) as described in Section 3403.2 and/or 3403.5 et. seq., as applicable, of the Uniform Building Code. Prior to commencing work, any required plans and specifications for repairs must be submitted to the Planning and Development Department. Once your plans are approved, permits will be issued for the commencement of the work.

This property is listed on the "Local Register of Historic Resources" and, as such, is also regulated by FMC Chapter 12 Article 16 (Historic Preservation Ordinance). Therefore, it is subject to the Historic Resource Permit Review Process as described in FMC Section 12-1617. et. seq.

If you decide to demolish the building(s), you will need to obtain an Application For Demolition Permit from the Planning and Development Department. You will be required to provide a complete site plan drawn to scale clearly indicating all structures and property lines of the parcel. The Planning Division must review the proposed Demolition Permit Application and will then refer you to the Historic Preservation Officer (Karana Hattersley-Drayton (559) 621-8520) for review and signature. **DO NOT PROCEED WITH THE FOLLOWING STEPS UNTIL APPROVED BY THE HISTORIC PRESERVATION OFFICER.** Contact PG&E at (800) 743-5000 and schedule to have all PG&E services disconnected and/or capped off. You must also contact the San Joaquin Valley Air Pollution Control District at (559) 230-5950 regarding asbestos testing and removal from the building(s). Once you have satisfied their requirements, they will issue you a "Demolition Permit Release". Take the release form and the Application for Demolition Permit (signed by the Historic Preservation Officer) to the Planning Division for final review and signature. After this final review and signature, take the application to the Permit Counter to obtain a sewer cap and demolition permit. Once the sewer has been capped or the septic tank and drain wells filled, contact the Plumbing Section at (559) 621-8116. They will inspect the work and clear the permit if the work is done properly. When all demolition work is complete, including the removal of all foundations, paved walkways and driveways, basements backfilled and lot leveled, contact the Building Section at (559) 621-8116. They will inspect the property and verify all work is done correctly and then clear the permit.

**DEADLINES:**

**If you choose to repair the building(s)**

- Submit required documents (construction plans/specifications, etc) to the Planning and Development Department for approval by **April 1, 2010**. Diligently follow through with any plan check corrections and requirements.
- Obtain all required permits and commence work as soon as the afore mentioned documents are approved by Planning and Development, but no later than **June 1, 2010**.
- All required permits to be finalized by their respective Departments and all corrections to be completed by **December 1, 2010**.

**If you choose to demolish the building(s) following the guidelines listed above**

- Obtain all required permits and commence demolition by **April 1, 2010**.
- Complete demolition and have all permits finalized by **June 1, 2010**.

**Note: Time periods set forth in this article supersede all other time allotment ordinarily permitted under the provisions of the Fresno Building Code. FMC 11-408.**

**If you are unable to meet any of the above referenced deadlines, contact the Code Enforcement Division immediately regarding a possible extension of time per Section 11-421.**

**ALL ITEMS MARKED WITH AN ASTERISK (\*) AND A LETTER REQUIRE PERMITS**

Bring this correction notice with you to the Development Department permit counter (559) 621-8084 when obtaining permits. A permit and inspections may be required on *unmarked* items depending on the extent of the repair.

- \*B** Building permit and inspection required.
- \*P or \*M** Plumbing/Mechanical permits and inspection required.
- \*E** Electrical permit and inspection required.

To request inspections after permits have been obtained, call the Inspection Services Section at (559) 621-8116 for inspection of correction items that require permits.

**AFTER ALL REQUIRED PERMITS ARE FINALIZED, AN INSPECTION BY THE CODE ENFORCEMENT DIVISION IS REQUIRED TO CLEAR THIS NOTICE AND ORDER.**

Jesse J. Morrison  
Code Enforcement Inspector



Date Inspected – 6/9/2010

RE: Inspection of 1743 L Street "Newman Home"

The inspection of this property revealed a former residential home that has been 70% destroyed or damaged by fire. What remains of the structure has been further damaged by exposure to the elements and with the exception of downstairs wall framing nearly everything else is unsalvageable.

The roof structure is totally gone and would have to be 100% replaced. The second story floor system is damaged enough by fire and element damage that it is reasonable to believe it would have to be completely removed or at very minimum 50% removed to make it structurally sound. What is remaining of the second story walls would have to come down for any portion damaged from fire or above any sections of the floor that would need to be replaced. I would estimate that since much or all of the second story floor system would need to be replaced then all of the second story would need to be removed to do so.

Due to the amount of debris in the structure it is difficult to tell the extent of total damage to first story floors and walls. It does appear that there is substantial damage to both and that the likelihood of a major portion of those structural elements would have to be repaired or replaced if they are structurally unsound. The structural elements below the home could not be safely inspected to the full extent needed to make accurate structural assessments. All told, I believe the reality is that the amount of this property that could be salvaged as original is between 15% and 20 % total.

This property poses a high risk of personal injury to anyone entering the structure because of its current structural instability.

Please feel free to contact me with any other questions.

Sincerely,

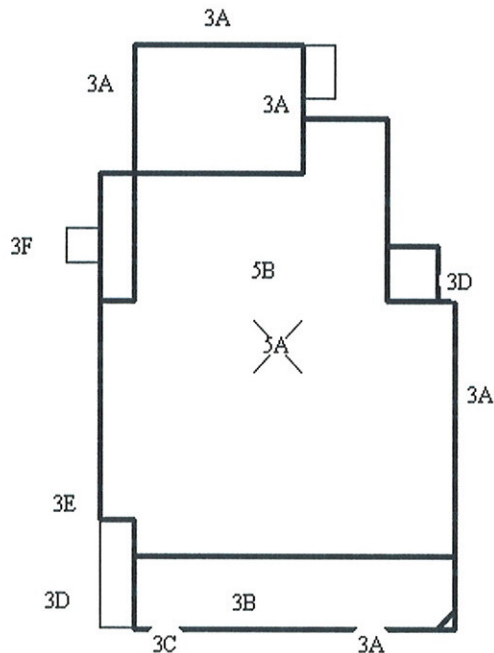
A handwritten signature in blue ink, appearing to read 'Tony Seaton', is written over the word 'Sincerely,'.

Tony Seaton

Contractor License # 913224

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>1743</b>	STREET, CITY, STATE, ZIP <b>L. Street, Fresno CA 93721</b>	Date of Inspection <b>6/14/2010</b>	No. of Pages <b>5</b>
<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p><i>Mister</i> <b>SPRAYMAN</b> PEST CONTROL 850 San Jose, Suite 114 Clovis, CA 93612 <b>559-322-5252</b> Fax 559-322-5288</p> </div> <div style="flex: 1; text-align: center;"> </div> </div>			
Firm Registration No. <b>PR 3504</b>		Report No. <b>7369</b>	Escrow No.
Ordered By: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja		Property Owner/Party of Interest Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja	Report Sent To: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story, framed, wood sided residence vacant and unoccupied, on a raised foundation		Inspection Tag Posted: Subarea Framing	
		Other Inspection Tags: NONE	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			



Inspected by Don Dias License No. FR21001 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

1743

L. Street, Fresno CA 93721

6/14/2010

7369

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

FURTHER INSPECTION : ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CAN NOT BE DEFINED AS SECTION 1 AND SECTION 2.

The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls: spaces between a floor or porch deck and the ceiling or soffit below: stall showers over finished ceilings: such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work: floor beneath coverings, areas where storage conditions or locks makes inspection impractical.

OUR TERMITE COMPANY is not a licensed roofing firm. If any interested party desires further information, a licensed roofer should be consulted.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE.

THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CLIENTS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION I & SECTION II FINDINGS. IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

#### **Section I**

**Section I:** contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

#### **Section II**

**Section II:** contains conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

1743

L. Street, Fresno CA 93721

6/14/2010

7369

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL. THIS COMPANY CANNOT BE HELD LIABLE FOR ANY HIDDEN LEAKS OR LEAKS THAT OCCUR AFTER THE DATE OF THIS ORIGINAL INSPECTION.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD. NO ROOF CERTIFICATIONS WILL BE GIVEN BY THIS COMPANY. IF A ROOF CERTIFICATION IS NEEDED AFTER REPAIRS INVOLVING REMOVAL AND REPLACEMENT OF ROOFING MATERIALS, IT MUST BE OBTAINED FROM A LICENSED ROOFER.

NOTICE Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company...you... have a right to seek a second opinion..from another company.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

**Fungus/Dryrot:****FINDING 3A**

Fungus infection, faulty grade and damage noted at the mud sill and crippling.

**RECOMMENDATION 3A**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

1743

L. Street, Fresno CA 93721

6/14/2010

7369

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**Fungus/Dryrot:****FINDING 3B**

Fungus infection and damage noted to the front porch framing as indicated on the diagram. Condition appears to be due to exposure to the elements.

**RECOMMENDATION 3B**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**FINDING 3C**

Fungus infection and damage noted to the roof sheathing as indicated on the diagram. Condition appears to be due to past or present roof leaks.

**RECOMMENDATION 3C**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**FINDING 3D**

Fungus infection and damage noted to the stairs and hand railing as indicated on the diagram. Condition appears to be due to exposure to the elements.

**RECOMMENDATION 3D**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**FINDING 3E**

Fungus infection and damage noted to the exterior siding as indicated on the diagram. Condition appears to be due to exposure to the elements.

**RECOMMENDATION 3E**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**FINDING 3F**

Fungus infection, earth to wood contact and damage noted to the steps.

**RECOMMENDATION 3F**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**Further Inspection:****FINDING 5A**

The interior of the structure and sub structure was inaccessible for inspection due to safety. Burned out building.

**RECOMMENDATION 5A**

We recommend other trades to make necessary repairs and corrections.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

1743

L. Street, Fresno CA 93721

6/14/2010

7369

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

**Further Inspection:**

ITEM 5B Water service to the structure was turned off at the time of this inspection. We recommend further inspection after the water is restored to determine if water leakage exists within the structure.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

MISTER SPRAYMAN PEST CONTROL DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. MISTER SPRAYMAN PEST CONTROL ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL FILE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR RESPONSIBLE FOR CONTROLLING SUCH DAMAGE. IF THE ADDITIONAL WORK IS WITHIN THE SCOPE OF THIS COMPANYS OPERATIONS, A COST WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

WE ENCLOSE OUR BILL FOR \$75 TO COVER OUR INSPECTION AND REPORT.

# 1743 "The Newman Home" Rehabilitation Budget (in current location)

Building SF 3344

Subcontractor:		Job:	Scope of Work:	Budget:
1	TBD	Stabalization	Remove debris/stabalize existing building materials:	
4	Sprayman	Finding 3A	Fungus Infection, faulty grade/damage to mud sill and crippling	
5	Sprayman	Findings 3B, 3C, 3D, 3E	Fungus Infection/damage to front porch framing, roof sheathing, stairs, hand railing, exterior siding	40,000
6	Sprayman	Finding 3F	Fungus Infection, earth to wood contact/damage to steps	401,280
7	TBD	Reconstruction	Reconstruct home back to livable SF dwelling space	\$ 120 SF
8	TBD	Landscape	Landscape/Irrigation	10,000
9	TBD	Fencing	Fence Perimeter	3,750
Estimated Cost of Rehab				\$ 455,030
Land Value				\$ 30,000
Total				<u>\$ 485,030</u> \$ 145 SF
"After-Rehabilitation" Value *				\$ 200,640 \$ 60 SF
Percent costs exceed "after-rehab" value of property				59%

\* Historic Preservation Ordinance FMC S12-1617-I(4):  
"If the fair market value of the land, combined with the costs of rehabilitation, exceed the "after-rehabilitation" value of the proeprty by more then twenty percent, the Commission shall find that denial of the appcication will result in an unreasonable economic hardship to the owner."

# Budget Summary

Address	Name	Demo Option	Rehab Option (1)	Stabalization Option	Land Value (2)	Land + Rehab Value	"After-Rehab" Value (3)	% Exceeds
1743 L Street	Newman	\$ 7,150	\$ 455,030	\$ -	\$ 30,000	\$ 485,030	\$ 200,640	59%
1718 L Street	Crichton	\$ 14,642	\$ 352,838	\$ -	\$ 34,975	\$ 387,813	\$ 192,300	50%

(1) Considered in current location (no moving costs included)

(2) Purchase Price

(3) \$60/SF Optimistic estimate

## Comparable Properties

Address	Size	Lot Size	Status	Price	Per SF
174 N. Fulton	3000 SF 3/2	8500 SF	Sold	\$ 71,000	\$ 24
704 N. Calaveras	3054 SF 5/2.5	7550 SF	Sold	\$ 79,900	\$ 26
1752 L Street	3290 SF 4/4	10607 SF	Sold	\$ 165,000	\$ 50
Average Per SF - Sold				\$	33

387 N. Glenn	2272 SF 3/2	8400 SF	Pending	\$ 69,900	\$ 31
1636 Broadway	3780 SF 7/7	12197 SF	Pending	\$ 130,000	\$ 34
1705 L Street	4481 SF	6600 SF	Pending	\$ 210,000	\$ 47
Average Per SF - Pending				\$	37

1139 Divisadero	2424 SF 6/4	4000 SF	Listing	\$ 109,000	\$ 45
Average Per SF - Listing				\$	45